

To: The Honorable Mayor and City Council

From: Maxine Calloway, Esq., A.L.C.P., Director of Community Planning & Development Department

Date: November 13, 2012

RE: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S 2010 ACTION PLAN AS AMENDED TO INCORPORATE AN ADDITIONAL TARGET AREA (TARGET AREA 4) FOR THE NEIGHBORHOOD STABILIZATION PROGRAM THREE (NSP3) FUNDED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) UNDER THE DODD-FRANK ACT OF 2010; AND PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

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#### **RECOMMENDATION**

It is recommended that the Mayor and Council approve the attached resolution requesting the approval of a substantial amendment to the 2010 Action Plan to incorporate an additional Target Area (Target Area 4) for the Neighborhood Stabilization Program Three (NSP3). It is also recommended that the City Manager be authorized to publish in accordance with HUD's requirements and transmit said Amendment "Exhibit A" to the Department of Housing and Urban Development (HUD).

#### **BACKGROUND**

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional \$1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. Neighborhood Stabilization Program Three ("NSP3") funding was awarded to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities and areas most impacted. In furtherance of this Act, the City of North Miami was awarded One Million One Hundred Seventy Three Thousand Three Hundred and Seventy Four (\$1,173,374.00) Dollars.

The City of North Miami under Resolution R-2011-20 submitted a Substantial Amendment to the Consolidated Plan and 2010 Action Plan providing for the acquisition and rehabilitation of a total of **14 rental units** to be purchased within an established Target Area as defined by HUD's NSP3 Mapping Tool ("Plan").



The Plan allocates funds to activities that benefit low, moderate and middle income ("LMM") individuals and families whose income do not exceed one hundred twenty (120) percent of the area median income and twenty five (25) percent of the funds are allocated to activities that house low income individuals and families whose incomes do not exceed fifty (50) percent of the area median income; and

The City first established Target Area (Area 1) as defined in the 2010 amended Action Plan which proved to be too limited and restricted the City's ability to timely expend its funds to areas of greatest need. As such, the City subsequently established Target Area (Area 2) as defined in the 2010 amended Action Plan and approved by Resolution R-2012-9, which allowed for the successful acquisition of an eligible 9 unit property located at 401 NE 141<sup>st</sup> Street in North Miami. However, the target area still proved to be too limited and restricted the City's ability to timely expend its funds and acquire the additional 5 units needed in areas of greatest need. In furtherance of our mission, the City established Target Area (Area 3) as defined in the 2010 amended Action Plan which once again proved to be too limited, restricting the City's ability to timely expend its funds to areas of greatest need. The City has therefore been unsuccessful thus far in locating any properties within this Target Area

The proposed Target Area (Area 4) is expansive and includes Target Areas 1, 2 and 3 and further meets all the requirements of HUD's NSP3 Mapping Tool in that it is an area of "greatest need" with an Index Score of 19.94. Due to the size of Target Area (4), Staff believe that it will be able acquire the necessary 5 units needed to meet our spending objective.

The City published the Substantial Amendment and Target Area 4 Map in the City's designated Newspaper for a comment period of fifteen (15) days beginning October 24, 2012 and ending November 7, 2012.

### **Attachments**

Resolution  
Substantial Amendment  
Map of Target Area 4



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF NORTH MIAMI, FLORIDA,  
APPROVING A SUBSTANTIAL AMENDMENT TO THE  
CITY'S 2010 ACTION PLAN AS AMENDED TO  
INCORPORATE AN ADDITIONAL TARGET AREA  
(TARGET AREA #4) FOR THE NEIGHBORHOOD  
STABILIZATION PROGRAM THREE (NSP3) FUNDED BY  
THE DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT (HUD) UNDER THE DODD-FRANK ACT  
OF 2010; PROVIDING FOR AN EFFECTIVE DATE AND  
ALL OTHER PURPOSES.**

**WHEREAS**, the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional One Billion (\$1,000,000,000.00) Dollars for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008; and

**WHEREAS**, the Neighborhood Stabilization Program Three ("NSP3") funding was awarded to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities and areas; and

**WHEREAS**, the City of North Miami was awarded One Million One Hundred Seventy-Three Thousand Three Hundred Seventy- Four (\$1,173,374.00) Dollars; and

**WHEREAS**, the City of North Miami under Resolution R-2011-20 submitted a Substantial Amendment to the Consolidated Plan and 2010 Action Plan providing for the proposed uses of funding allocation within an established Target Area as defined by HUD's NSP3 Mapping Tool ("Plan"); and

**WHEREAS**, the Plan allocates funds to activities that benefit low, moderate and middle income ("LMM") individuals and families whose incomes do not exceed one hundred twenty (120) percent of the area median income and twenty-five (25) percent of the funds are allocated to activities that house low income individuals and families whose incomes do not exceed fifty (50) percent of the area median income; and

**WHEREAS**, the established Target Area (Area 1) as defined in the 2010 amended Action Plan proved to be too limited and restricted the City's ability to timely expend its funds to areas of greatest need; and

**WHEREAS**, the amended Target Areas (Area 2 & Area 3) as defined in the 2010 amended Action Plan have proven to be too limited, restricting the City's ability to timely expend its funds to areas of greatest need and have been unsuccessful, thus far in locating any properties within these Target Areas; and

**WHEREAS**, the proposed Target Area (Area 4) is expansive and includes Target Areas 1, 2 and 3 and further meets all the requirements of HUD's NSP3 Mapping Tool in that it is an area of "greatest need" with an Index Score of 19.94; and

**WHEREAS**, the City published the Substantial Amendment and Target Area 4 Map in the City's designated Newspaper for a comment period of fifteen (15) days beginning October 24, 2012 and ending November 7, 2012.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Approval of Amendments.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the amendment to the 2010 Action Plan to incorporate and expand the Target Area to include the proposed Target Area (Area #4).

**Section 2. Authorization of the City Manager.** The City Manager is hereby authorized to publish in accordance with HUD's requirements and transmit said amendment attached hereto as "Exhibit A" to the Department of Housing and Urban Development (HUD).

**Section 3. Effective Date.** This Resolution shall become effective upon adoption which is after the fifteen (15) days comment period which ends on November 7, 2012.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of November, 2012.

\_\_\_\_\_  
ANDRE D. PIERRE, ESQ.  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK



APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Andre D. Pierre, Esq.	_____ (Yes)	_____ (No)
Vice Mayor Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Michael R. Blynn, Esq.	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Jean R. Marcellus	_____ (Yes)	_____ (No)



**PUBLIC NOTICE**  
**CITY OF NORTH MIAMI**  
**NEIGHBORHOOD STABILIZATION PROGRAM – NSP(3)**  
**4<sup>th</sup> AMENDMENT TO 2010 ACTION PLAN**  
**October 24, 2012**

The City of North Miami is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. For Program Year 2010 the City of North Miami was awarded supplemental Neighborhood Stabilization Program (NSP3) funds in the amount of \$1,173,374.00 to facilitate the purchase and rehabilitation of foreclosed and abandoned properties that might otherwise become sources of abandonment and blight within the community. The City amended the 2010 Action Plan to incorporate this NSP3 funding and eligible strategies. The City is amending the 2010 Action Plan to add Target Area (4, which also incorporates previously approved Target Areas (1, 2 & 3).

**Summary of Amendment**

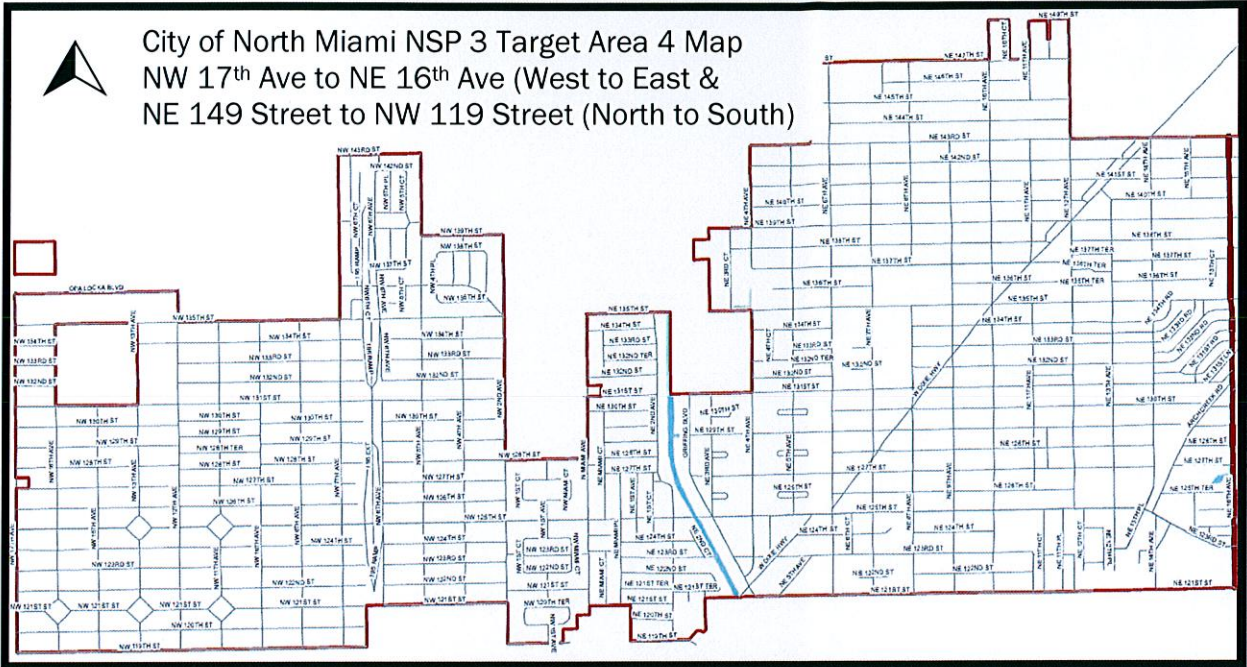
NSP 3 Target Area (1) proved to be too limited and restricted the City's ability to spend the NSP3 funds in the areas of greatest need. Target Area (1) is bordered by the NE 12th Avenue to the East, NE 6<sup>th</sup> Avenue to the West, NE 135<sup>th</sup> Street to the South and NE 143<sup>rd</sup> Street to the North.

NSP3 Target Area (2) is bordered by West Dixie Highway to the West, NE 123<sup>rd</sup> St to the North, NE 121 St to the South and 6<sup>th</sup> Avenue to the East. The City has successfully acquired an eligible property in this Target Area.

NSP3 Target Area (3) is bordered by NE 127<sup>th</sup> St to the North, NE 13<sup>th</sup> Ave to the West, NE 125<sup>th</sup> St to the South, NE 13<sup>th</sup> Place and NE 14<sup>th</sup> Ave to the East. The City has been unsuccessful thus far in locating any properties in this Target Area.

The proposed Target Area (4) is bordered by NW 17<sup>th</sup> Avenue on the west, to NE 16<sup>th</sup> Avenue on the East, up to the City's Northern limits at NE 149<sup>th</sup> Street on the North, to NW 119<sup>th</sup> Street on the South. The proposed Target Area 4 includes all previously approved Target Areas. A map of the proposed Target Area (4) is below.





## Public Comment

The 15-day public comment period will commence **October 24, 2012** and end **November 7, 2012**. A copy of the amendment is located at the Office of the City Clerk at the North Miami City Hall, 776 N.E. 125 Street, North Miami, Florida 33161 between the hours of 8:00 a.m. and 5:00 p.m. – Monday through Friday. In addition, the NSP3 amendment has been posted to the City's website at [www.northmiamifl.gov](http://www.northmiamifl.gov). Citizens are encouraged to comment upon the proposed amendment by submitting written comments to the office of Community Planning & Development, at the address listed above, or to [cchrisite1@northmiamifl.gov](mailto:cchrisite1@northmiamifl.gov).

Prior to adoption, the City of North Miami City Council will hold a public hearing on the proposed amendment to the 2010 Action Plan. The public hearing will take place on November 13, 2012 at 7:00 PM., in the Council Chambers at City Hall, located at 776 N.E. 125 Street, North Miami, Florida 33161. Interested parties are encouraged to attend and participate.

In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons with disabilities needing special accommodation to participate in this hearing should contact the City Clerk's Office at (305) 893-6511, at least 48 hours prior to the hearing.